

Sales - Commercial - Benahavís
6.900.000€

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Ref.-ID: R5017921

Benahavís

Commercial



4



2



373 m2

Exclusive Investment Opportunity in Benahavís, Costa del Sol This is an exclusive listing with YourEstateInTheSun.com. All agent inquiries must go through YourEstateInTheSun.com as the primary contact. Property Overview Benahavís: Market Insights - 2024 Luxury Market Growth: +20% YOY | Over €3.2B invested - Average Price: €5,289/m² (among the highest in Andalusia) - Rental Demand: High yield | Avg. rents above €17/m² - Neighboring Prestige: Minutes from La Zagaleta, where homes average €12.3M Lifestyle & Location Highlights - Dining: Michelin-starred restaurants, tapas bars, wine tastings - Golf & Leisure: Access to La Zagaleta, premier courses nearby - Beaches: 10 minutes to San Pedro & Puerto Banús - Outdoor: Gorge walks, biking trails, river trekking - Wellness & Shopping: Yoga retreats, luxury spas, La Cañada - Education: Top international schools nearby - Access: 45 min to Málaga Airport | 1 hr to Gibraltar Ideal Development Concepts 1. Ultra-Luxury Villa 2. 2-3 Boutique Villas 3. Signature Restaurant 4. Eco-Luxury Boutique Hotel 5. Artisan Retreat or Cultural Hub 6. Luxury Co-Working Retreat Investment Highlights - Size: 2,874 m² — flexible development potential - Zoning: Confirmed urban classification - Access: Dual-road potential for private/public entry - Models: Passive (villa), Semi-active (hotel), Active (restaurant) - Time Horizon: Fast-turn (villa) vs. brand-build (restaurant/hotel) Top 3 Development Strategies 1. 1-2 Luxury Villas: Quick ROI via off-plan or completed sales 2. Boutique Signature Restaurant: Elevated lifestyle branding 3. Eco-Boutique Hotel: Brand growth + long-term yield Quick Master Plan Suggestion - Build a luxury villa at the rear of the plot - Develop a destination restaurant at the front (roadside) - Link both with a landscaped courtyard or vineyard - Host retreats, weddings, and private events

Setting ✔ Frontline Golf ✔ Country ✔ Village ✔ Mountain Pueblo ✔ Close To Golf ✔ Close To Shops ✔ Close To Marina ✔ Urbanisation	Orientation ✔ North ✔ South	Condition ✔ Excellent	Pool ✔ Room For Pool	Climate Control ✔ Air Conditioning	Views ✔ Sea ✔ Country ✔ Panoramic ✔ Garden ✔ Courtyard ✔ Urban
Features ✔ Covered Terrace ✔ Private Terrace ✔ WiFi ✔ Guest Apartment ✔ Storage Room ✔ Ensuite Bathroom ✔ Access for people with reduced mobility ✔ Bar ✔ Barbeque ✔ Restaurant On Site ✔ Staff Accommodation ✔ Fiber Optic	Furniture ✔ Optional	Kitchen ✔ Fully Fitted	Garden ✔ Communal ✔ Private ✔ Easy Maintenance	Parking ✔ Open ✔ More Than One ✔ Private	Utilities ✔ Electricity ✔ Drinkable Water ✔ Telephone ✔ Gas ✔ Photovoltaic solar panels
Category ✔ Golf ✔ Investment ✔ Luxury					

Category

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Golf

✓

Investment

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Luxury